

**AWEL DYFI
 25 SEAVIEW TERRACE
 ABERDOVEY
 LL35 0LL**

Price £750,000 Freehold

Energy Efficiency Rating		Current	Potential
Best	A		
Good	B		81
Decent	C	43	
Needs work	D		
Poor	E		
Very poor	F		
Worst	G		

England & Wales



**Well presented 5 bedroom townhouse
 Situated in a desirable location on the seafront
 With stunning estuary views
 Front and rear garden
 Currently a successful holiday let**

Awel Dyfi is one of a pair of period houses situated on the seafront of the beautiful village of Aberdovey. Extremely unusually for this village, Awel Dyfi is unique in that it has an elevated front garden to sit and enjoy the estuary view. Comprising entrance hallway leading to dining area, well fitted kitchen, lounge and access to rear terrace on the ground floor, 3 double bedrooms - 2 with en-suites and separate cloakroom on the 1st floor and a further 2 double bedrooms and shower room on the top floor. With stunning uninterrupted estuary views from all front facing windows. Outside rear is a large slated yard with room for al fresco dining, gated access to the front and slate steps to a garden area on 2 levels which would benefit from landscaping. Currently a successful holiday let through Dioni and Aberdovey Breaks.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are very popular and Aberdovey Yacht Club is in the centre of the village. For golfing enthusiasts there is Aberdovey Golf Club a championship course nearby. There is also a railway station which together with well maintained trunk roads provides easy access with the West Midlands within 2 hours travelling distance. Just over three miles away you have the coastal resort of Tywyn with a variety of shops, cinema, leisure centre, primary and high schools, cottage hospital and promenade.

Gas centrally heated the accommodation comprises half glazed wood panelled door to;

LOBBY

Minton tiled floor, double doors to:

DINING ROOM 18'4 x 11'

Original bay window to front, built-in cupboard housing consumer unit, cast iron fireplace (not in use) painted floorboards, open to;

KITCHEN 13'5' x 11'6

Double glazed window to rear, French doors to side, Shaker style units with centre island, wood block work top, Belfast double sink, integral dishwasher, Range master oven, tiled floor, part tiled walls, beamed ceiling, door to:

UTILITY CUPBOARD

Plumbed for washing machine, Worcester boiler located here.

LOUNGE 2419 x 11'1 max.

Bay window to front, stone feature fireplace with Jotul real flame gas stove effect fire, t v point.

Original pitch pine staircase to;

1ST FLOOR LANDING

Skylight to rear, window to front stripped floorboards, under stairs cupboard.

CLOAKROOM

Window to rear, w c, compact wash basin, tiled floor.

BEDROOM 1 12'5 x 10'

Window to side and rear

BEDROOM 2 18' x 10' into bay.

Original bay window to front, beamed ceiling, built in cupboard..

EN-SUITE BATHROOM 8' x 5'9

Window to rear, P shaped bath with shower over and glass screen, w c, wash basin, tiled floor, part tiled walls, extractor.

BEDROOM 3 18'2 x 8'4 into bay.

Original bay window to front, built-in cupboard.

EN-SUITE SHOWER 10'2 x 2'3

Tiled floor and walls, w c, compact wash basin, tiled cubicle with glass screen, extractor.

Stairs to;

2ND FLOOR LANDING

Stripped floorboards, access to loft, skylight to rear.

BEDROOM 4 12'5 x 9'2 not inc wardrobes.

Original window to front, built in wardrobes spanning the width of the room.

BEDROOM 5 12'9 x 8'4 not inc wardrobes.

Original window to front, built in wardrobes spanning the width of the room.

SHOWER ROOM 6'7 x 4'

Original window to front, w c, wash basin, tiled shower cubicle with glass screen, extractor.

OUTSIDE FRONT

Wrought iron railings and gate to elevated lawn either side of property, gated access to;

OUTSIDE REAR

Slate paved terrace with tap and lighting, slate steps to elevated garden laid to lawn (in need of landscaping).

TENURE The property is Freehold.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Currently exempt.

VIEWING By appointment with Welsh Property Services, High Street, Tywyn, Gwynedd, LL36 9AE. Tel: 01654710500

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

DISCLAIMER

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LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



